

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

24-16

Orleans

EAS.1309

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):

Photograph



Address: 100 Ocean View Drive

Historic Name: Spaulding and Georgia Bartlett House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: [1934-1938]

Source: Deed research, 1938 USGS aerial survey

Style/Form: Colonial Revival/ Full Cape

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Outbuilding/garage (Photo 2)

Major Alterations (*with dates*):

Multiple additions, broad gable dormers (dates unknown)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.87 acres

Setting: This large parcel is set back from Ocean View Drive across the street from Coast Guard Beach. The surrounding area is settled with other houses on large parcels and CCNS land. A clamshell track driveway leads to the house. The parcel is landscaped with lawn, mature trees, and shrubbery. The house is oriented to the southeast to take advantage of views towards the ocean.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

100 OCEAN VIEW DRIVE

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Spaulding and Georgia Bartlett House, built in ca. 1936, appears to have begun as a Colonial Revival-style Full Cape that has received numerous additions. As can be seen in the Cover photo, the central portion is typical of the Full Cape form, i.e. it has a 1½-story, side-gable form with a centered entrance flanked by two windows on either side. The centered door surround includes transom lights which rise up to the roof entablature (characteristic of the Colonial Revival style).

In addition to the main block, there are stepped down ells on both sides, and a long, one-story rear ell (see Photo 2). The elevations are clad in wood shingles with plain cornerboards. The roofs are clad in asphalt shingles, and a brick chimney rises from the main block in alignment with the front entrance (typical of Capes). Fenestration appears to include 9/6 double-hung sash on the main block and left side ell. This muntin pattern may be original.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

The MHC Building Form for the ca. 1856 Doane-Richardson House at 700 Doane Road (EAS.769) provides an early history of development in this area, including this parcel. The house at 700 Done Road was likely built by Freeman Doane, Jr. (1807-1877), a seventh-generation descendant of Eastham settler John Doane (ca.1590-1685), who came with six other families to settle the town in 1644. The Doane family owned most of the land between Nauset Bay on the south, the Atlantic on the east, and the junction of School House and Nauset Roads on the west. The precise layout of Doane Road has changed over the years.

Much of the property owned by Doane descendants and others in this area was purchased by a series of speculators, and then by the affluent Boston textile executive Albert Greene Duncan between 1916 and 1926. Born in 1868 in Cleveland, OH, Albert Greene Duncan graduated from the University of Rochester in 1891 and became a prominent business executive in various manufactories, served on the boards of directors of numerous textile and other companies, and was president of the National Association of Cotton Manufacturers. He lived most of his life in Brookline with his wife Cora Moulton Hathaway Duncan. By 1924, Duncan had assembled 200 acres into what he named Nauset Moors Farm. The farm was envisioned primarily as an experimental farm focused mostly on raising livestock.

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In 1926, he petitioned the Land Court to confirm the boundaries of a portion of his land on the north side of Doane Road, identified as Lots B thru G on a 1920 plan.¹ The parcel on which this house was built was part of Lot B. Albert Greene Duncan died in 1926, and in 1928, Lot B was subdivided into three parts with what would become this parcel as part of Lot B-1.² The only house then present is shown on Lot B-3. In 1933, Lot B-1 itself was subdivided into three parts, with this parcel shown as Lot B-6.³

The next chapter of this property's story is connected to Samuel Slater, considered one of the fathers of cotton manufacturing in America. In 1934, executors for the estate of Albert Greene Duncan sold Lot B-6 to Spaulding and Georgia Slater Bartlett of Webster, MA.⁴ The United States Geological Survey (USGS) began conducting Cape-wide aerial photographic surveys in 1938. In that first series, this house is shown, which would mean it was built by the Bartletts sometime between 1934 and 1938.⁵

Georgia Slater (1868-1958) was the great-granddaughter of Samuel Slater, considered one of the fathers of cotton manufacturing in the US. He was born in England and, after attending school, he began work in a water-powered textile mill owned by Jedediah Strutt, who served as Slater's mentor. When Slater turned 21 years old, he left England to try to start a new mill in the United States. He first came to Pawtucket, RI to work with Moses Brown and his family business, Almy and Brown. Based on what he had learned in England, they built their first cotton spinning mill, known as the Slater Mill. Slater created the "Rhode Island System of Manufacture." After building several more mills in the Pawtucket area, Slater moved his mills north, to what is now known as Webster, MA. By using the water power of Webster Lake and the French River, Slater was able to create an industrial town centered on cotton and woolen manufacturing.

The Webster mills stayed in the family; Samuel Slater's grandson, William Strutt Slater became president of the Slater Woolen Mill. His daughter, Georgia married Connecticut-born Spaulding Bartlett in Webster in 1896. Spaulding Bartlett (1869-1963) also worked in the family business, but he was listed in the 1930 census as a bank president.

This house passed to their son, Samuel S. Bartlett (1899-1969). He married Caroline Mead in Kent, CT in 1925. He was a co-founder and then headmaster of the Kent School, a private college-preparatory day and boarding school. In 1977, Caroline M. Humphrey (having remarried) conveyed this house to Samuel and Caroline's daughter and son-in-law, Frances B. and Everett A. Howes.⁶ Everett Howes, who died in 2011, worked for Nickerson Lumber for 53 years. Everett helped with the restoration of the historic Coast Guard 36500 Lifeboat. This house remains in their family.

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¹ Barnstable County Registry of Deeds, Land Plan No. 8939-A.

² Land Plan No. 8939-C.

³ Land Plan No. 8939-H.

⁴ Cert. of Title No. 3383.

⁵ The house has an Eastham Assessor date of 1928.

⁶ Cert. of Title 70835.

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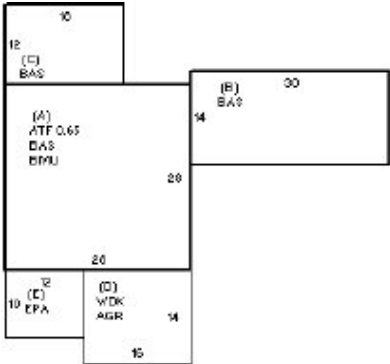


Figure 1. Assessor Sketch.



Photo 2. View from Ocean View Drive, looking west.